



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-044/12335-00000-00444
Date Received: 7/31/12
Application Accepted By: DH Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 753 Chambers Road Zip 43212
Is this application being annexed into the City of Columbus ☒ Yes ☐ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 130-3304

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) CPD
Recognized Area Commission Area Commission or Civic Association 5th by Northwest (technically not within boundary) SP 8/1
Proposed Use or reason for rezoning request: office/restaurant

Proposed Height District: 35 (continue on separate page if necessary)
Acreage 0.6
[Columbus City Code Section 3309.14]

APPLICANT:

Name Lennox Town Plaza LLC
Address 511 North Park Street City/State Columbus, OH Zip 43215
Phone # 614-280-0367 Fax # _____ Email dkosar@induscompanies.com

PROPERTY OWNER(S):

Name Michael Sabo et al
Address 755 Chambers Road City/State Columbus, OH Zip 43212
Phone # _____ Fax # _____ Email _____
☒ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Lennox Town Plaza LLC By: [Signature]
PROPERTY OWNER SIGNATURE Michael Sabo et al By: [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

212-044

Additional Property Owner

Lennox Town Plaza LLC
511 North Park Street
Columbus, OH 43215

Indus-propowner-app.mis (nct)
7/30/12 F:Docs



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 753 Chambers Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☒ Check here if listing additional property owners
on a separate page.

(4) Michael Sabo et al
755 Chambers Road
Columbus, OH 43212

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Lennox Town Plaza LLC
614-280-0367

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) 5th by Northwest
Bruce Shalter
1635 B Grandview Avenue, Columbus, OH 43212

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Natalie C. Timmons
9/4/15

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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212-044

APPLICANT/PROPERTY OWNER

Lennox Town Plaza LLC
511 Park Street
Columbus, OH 43215

PROPERTY OWNER

Michael Sabo, et al.
755 Chambers Road
Columbus, OH 43212

AREA COMMISSION

5th by Northwest
c/o Mr. Bruce Shalter
1635 B Grandview Avenue
Columbus, OH 43212

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Victor J Sabo TR
3591 Grafton Avenue
Columbus, OH 43220

CSX Transportation Inc.
500 Water Street (J-910)
Jacksonville, FL 32202

1515 Gray Gables Realty
2555 Brice Road
Reynoldsburg, OH 43068

Orr Retail LLC
511 Park Street
Columbus, OH 43215

Lennox Town Center Limited
3300 Enterprise Blvd.
Beachwood, OH 44122



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z12-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Lennox Town Plaza LLC 511 North Park Street Columbus, OH 43215 David Kosar, 614-280-0367 - no employees	2. Michael Sabo et al 755 Chambers Road Columbus, OH 43212 614-421-7250 / no employees
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

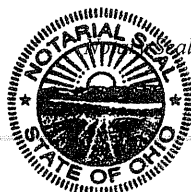
Subscribed to me in my presence and before me this 30th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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City of Columbus Zoning Plat

Z12-044

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 130003304

Zoning Number: 753

Street Name: CHAMBERS RD

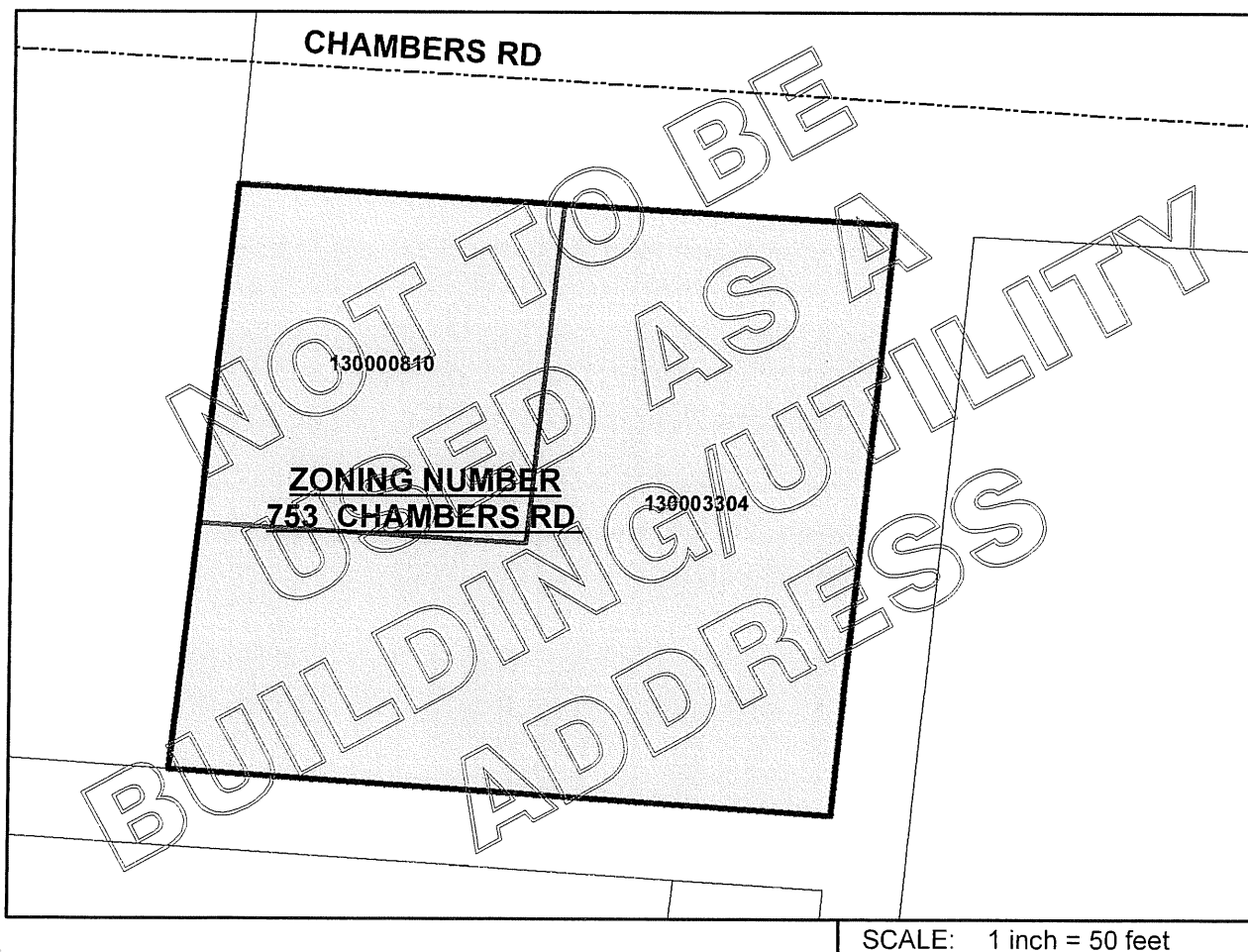
Lot Number: 25-26-27-28

Subdivision: BERGER

Requested By: SMITH AND HALE LLC (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 7/3/2012



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 9372



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

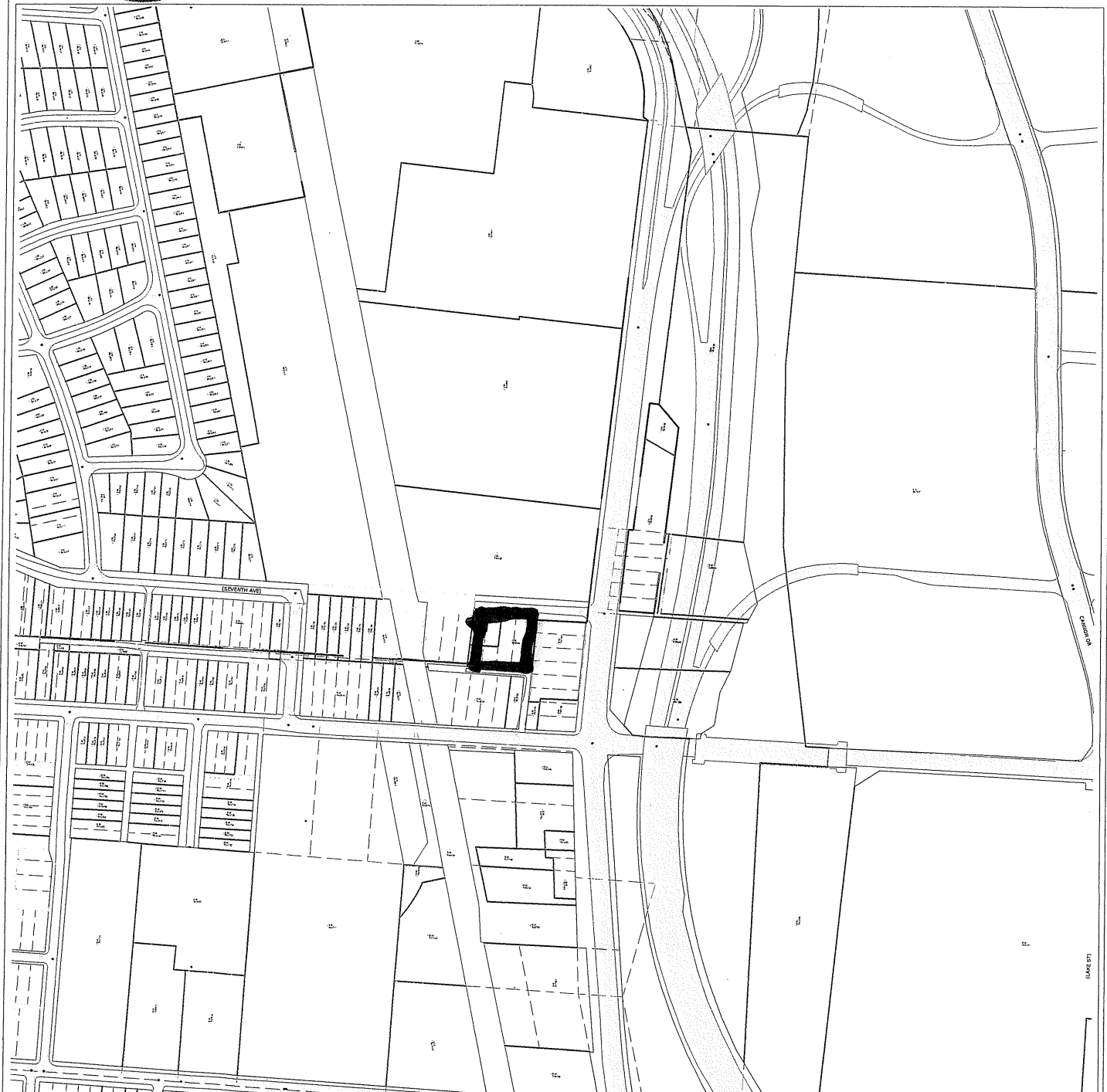
212-044



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/3/12



Disclaimer

Scale = 443



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 753 Chambers Road

OWNER: Michael Sabo et al.

APPLICANT: Lennox Town Plaza LLC et al.

DATE OF TEXT: 7/30/12

APPLICATION: Z12- 044

1. **INTRODUCTION:** The site is developed with two buildings; the applicant proposes to remove one building for parking and redevelop the second building. The property owner is annexing the site to the City. The proposed commercial zoning would match the development pattern in the area.

2. **PERMITTED USES:** These uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Building setback along Chambers Road shall be a minimum of 4 feet.
2. Parking setback along Chambers Road shall be a minimum of zero; parking setback along the first alley west of Olentangy River Road and first alley south of Chambers Road shall be a minimum of 2 feet.

B. Building Design and/or Interior-Exterior Treatment Commitments

1. Head in parking may be permitted along Chambers Road.

C. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Miscellaneous

1. Variances.
 - a) Section 3312.27 Parking Setback Line: to reduce the parking setback along Chambers road from 10 feet to zero.
 - b) Section 3312.2(D) Landscaping and Screening: to reduce the width of the landscape screen from 4 feet to 2 feet along the first alley west of Olentangy River Road and the first alley south of Chambers Road.
 - c) Section 3312.25 Maneuvering/3312.29 Parking Space: to permit head line parking space along Chambers Road where the maneuvering and part of the parking space is within the right-of-way.
 - d) Section 3312.49 Minimum number of parking spaces required to permit up to 5,892 sq. ft. of restaurant and up to 5,892 sq. ft. of office space with 45 parking spaces. (An additional 9 parking spaces along Chambers Road may be available subject to governmental approval). Reducing the parking from 58 to 42 parking spaces based on change of use of the existing building. (Existing building 11,784 sq. ft., no parking. Proposed use 5,892 sq. ft. restaurant and 5,892 sq. ft. of office with 44 parking spaces).

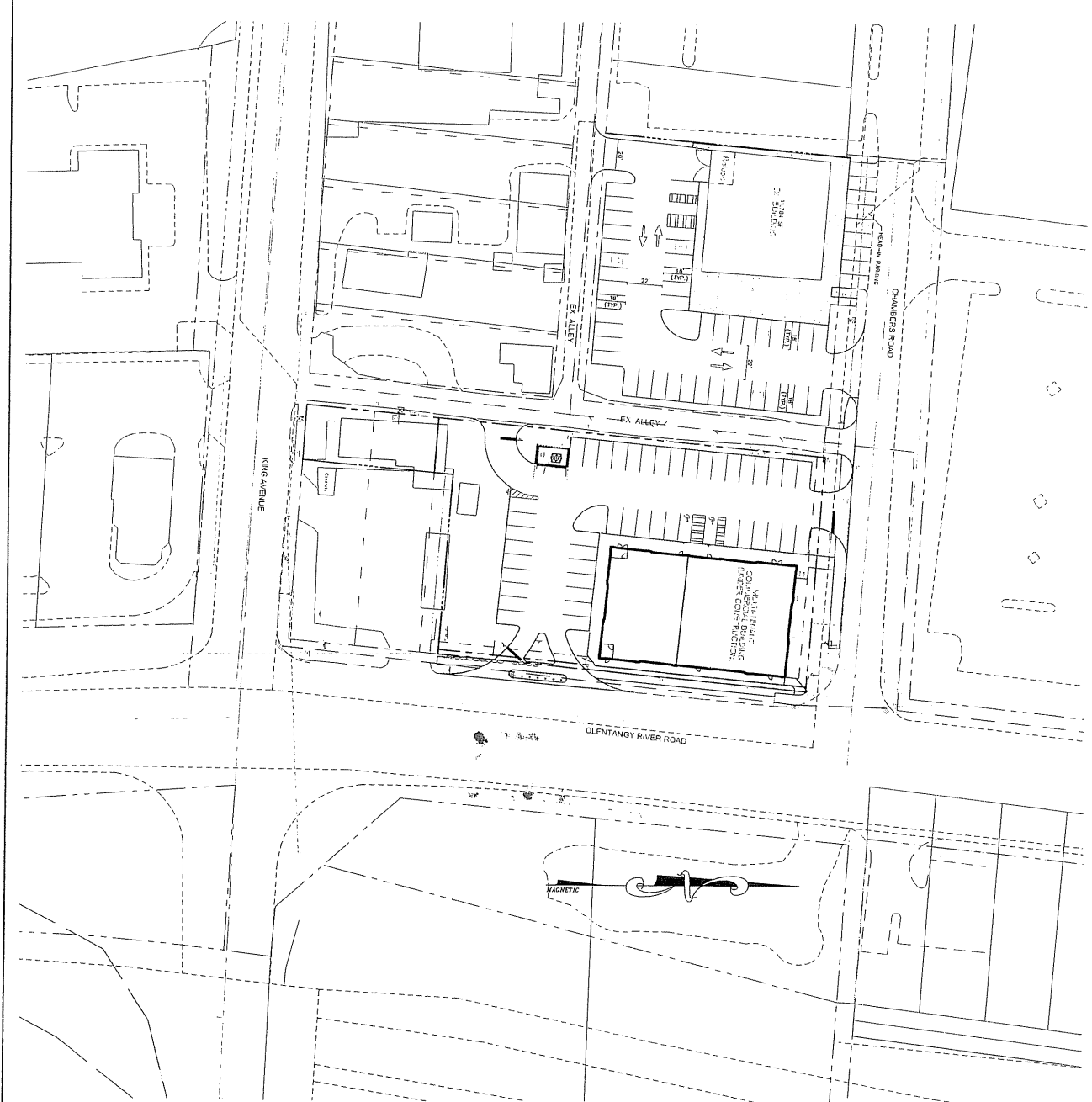
Proposed	$5,892 \div 75 =$	79
	$5,892 \div 450 =$	<u>14</u>
		93
Existing	$11,784 \div 275 =$	43
Difference		50

2. CPD Criteria.

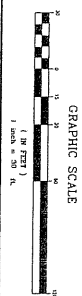
- a) Natural Environment. The site is currently developed with a single building.
- b) Activities. The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.
- c) Behavior Patterns. Existing development in the area (ie Lennox Center) have established vehicular and pedestrian patterns for the area.
- d) Circulation. The site will have access to Chambers Road, Olentangy River Road and to the alleys adjacent to the site.
- e) Form of the Environment. The proposed development will be compatible to the existing commercial development in the area.
- f) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

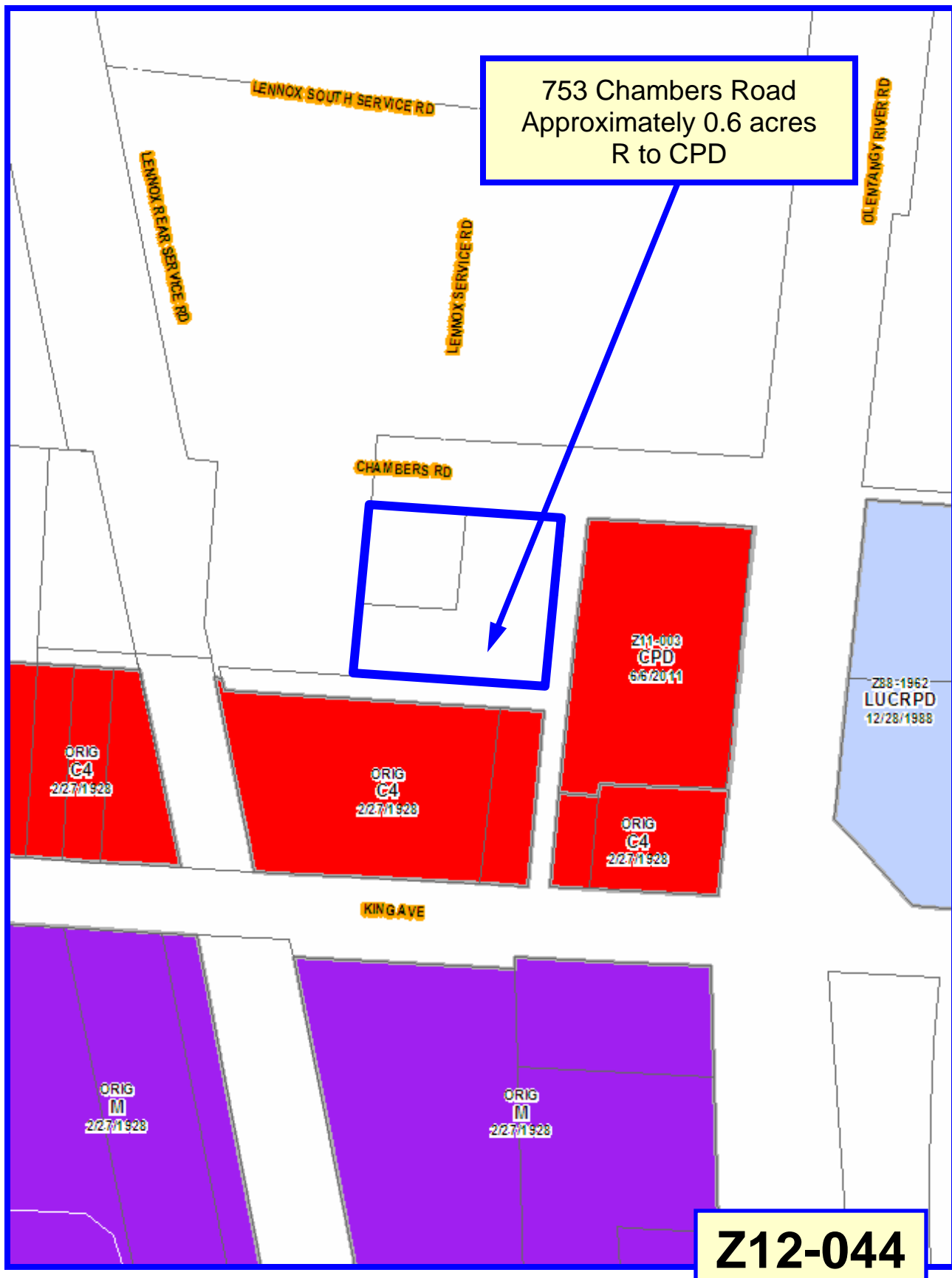
212-044



SITE STATISTICS	
PROPERTY AREA	0.615 Acres
TOTAL BUILDING AREA	11,784 SF
PARKING REQUIREMENTS FOR	
FRANKLIN COUNTY SUBDIVISION REGULATIONS	
SITE STATISTICS	
1ST FLOOR	5892 SF
RESTAURANT AREA	70 SPACES (1 SPACE/7.5 SF)
PARKING REQUIRED	13 SPACES (1 SPACE/75 SF)
2ND FLOOR	5892 SF
OFFICE AREA	13 SPACES (1 SPACE/75 SF)
TOTAL PARKING REQUIRED	92 SPACES
PARKING PROVIDED	53 SPACES



CITY OF COLUMBUS, OHIO PROPOSED RETAIL IMPROVEMENTS SITE PLAN FOR SABO PROPERTY II RETAIL CENTER		PLAN PREPARED FOR: INDUS COMPANIES 511 N. PARK STREET COLUMBUS, OHIO 43215	PLAN PREPARED BY: ADVANCED CIVIL DESIGN 4120 Peachtree Road Columbus, OHIO 43225 PH: 614.461.7500 FAX: 614.461.7505
Issue Dates: Date: 07/29/2011 Drawn By: [blank] Checked By: [blank] Project Number: 11-0004-350 Drawing Number: 1/1	1/1		





Z12-044